

TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE



FISCAL NOTE

SB 525 - HB 949

March 12, 2021

SUMMARY OF BILL: Requires one or two-family rental units that have a fossil-fuel-burning heater, appliance, fireplace, or other fixture that emits carbon monoxide to install approved carbon monoxide alarms within 10 feet of each room used for sleeping.

Requires one-family, two-family, and multi-family residential dwellings constructed before July 1, 2021 to replace a battery-powered smoke alarm with a tamper-resistant battery unit that enables the smoke alarm to operate for no less than 10 years when the following occurs: (1) an existing battery-powered smoke alarm becomes more than 10 years old, fails to respond to operability tests, or is replaced for any reason; (2) when there is a change of tenant in a residential unit; or (3) when a building permit is issued for an additional residential unit or alteration to an existing unit. Establishes that replacing a battery-powered smoke alarm with a tamper-resistant smoke alarm is not required when the unit receives power from the electrical system of a building or uses a low power radio frequency wireless communication signal.

Requires tenants of a residential unit to maintain the smoke alarm in the dwelling unit, test the unit annually, and notify the owner of the unit of any deficiencies of the smoke alarm.

ESTIMATED FISCAL IMPACT:

NOT SIGNIFICANT

Assumptions:

- According to the International Residential Code Section R314 of 2012 for new construction of one and two-family residential dwellings, smoke alarms receiving power from the electrical system of a building are currently required for new construction.
- The provisions of the proposed legislation will not significantly impact the procedures of inspections performed by the SFMO for building permits issued for residential dwellings constructed before July 1, 2021.
- The number of residential dwellings under the Tennessee Housing Development Agency (THDA) that utilize battery-powered or hardwired smoke alarms is unknown; however, any battery-powered smoke alarms existing in current units can be replaced with tamper-resistant battery units at the required time within existing resources.
- Pursuant to the THDA Section 8 Housing Choice Voucher Administrative Plan, units where gas is used, either natural or propane, are required to provide a carbon monoxide detector near the bedrooms.

- No significant fiscal impact to state or local government

IMPACT TO COMMERCE:

NOT SIGNIFICANT

Assumption:

- Any increase in business expenditures associated with replacement of smoke alarms or installation of carbon monoxide alarms is assumed to be passed on to tenants. Therefore, any impact on jobs or commerce in Tennessee is estimated to be not significant.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink that reads "Bojan Savic". The signature is written in a cursive, flowing style.

Bojan Savic, Interim Executive Director

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